

5 Bedroom House for Sale in Protaras, Famagusta District

A stunning beachfront villa overlooking at the endless blue waters of Protaras, Famagusta.



This outstanding two-storey property is situated at Fireman's beach area in Kapparis, Protaras, within the prestigious residential complex and within walking distance to Kennedy avenue where all amenities and services are located, such as restaurants, bars, supermarkets, bakeries, pharmacies etc.

The villa is situated at the frontline of the complex and is divided in two floors.

The ground floor consists of an open plan living, dining and kitchen area with direct access to the pool & veranda area, a guest toilet, and a bedroom. The 1st floor consists of 4 bedrooms, of ...

Property Info

Covered Area	256
Energy Efficiency	N/A
Air Conditioning	No

Plot / Area Info

Plot area	955
Pool	Yes
Parking	No

Additional info

Reference Number	54647
Property type	House
Condition	Pre-Owned
Bathrooms	4

Amenities

- Pool

Location

Location: Protaras
Coordinates: **35.057051220367 / 34.008650328294**

Region: **Famagusta**

Price: €1 825 000 + VAT

VAT for this property is **€197,043** or **€346,750**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	~€69 600.00	Common expenses	None
		Price per SQM	€7 129.00/m²		

Representative: NCH Real Estate

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Price change history

€1 825 000 on Jan 22, 2025







